

VICINITY MAP
NOT TO SCALE

FINAL PLAT OF CIELO NORTH PHASE 1

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

SCALE: 1" = 100'

LEGEND

- 1/2" CAPPED IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- IRON PIN SET
- 6' SIDEWALK (UNLESS OTHERWISE NOTED)
- R.O.W. RIGHT OF WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- Ⓢ BLOCK

TOTAL ACREAGE: 13.36 ACRES
SURVEY: S. DARLING SURVEY NO. 102,
ABSTRACT 232

F.E.M.A. MAP NO. 48453C 0260J
TRAVIS COUNTY, TEXAS AND
INCORPORATED AREAS.
DATED: AUGUST 18, 2014

DATE: JUNE 7, 2019

OWNER:
CIELO AUSTIN DEVELOPMENT, LLC
2414 EXPOSITION BLVD., SUITE D-210
AUSTIN, TEXAS 78703
(512) 789-5000 phone

ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
(512) 280-5160 phone
(512) 280-5165 fax

RIGHT-OF-WAY LINEAR FOOTAGE

JAZZ STREET	60' ROW	1.57 ACRES	1136'
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PARKLAND TABLES

PARKLAND REQUIRED	1.89 ACRES
PARKLAND PROVIDED	0.00 ACRES
PARKLAND FEE IN-LIEU	\$82,328.40
PARKLAND DEVELOPMENT FEE REQUIRED	\$71,020.00
PARKLAND DEVELOPMENT FEE PROVIDED	\$71,020.00

BENCHMARKS:

#1 PK NAIL WITH WASHER SET
N:10146488.52 E:3139146.40; EL:794.00'

#2 PK NAIL WITH WASHER SET
N:10146895.93 E:3138460.85; EL:795.16'

TOTAL OF LOTS : 1

NO. OF SINGLE FAMILY-MIXED USE LOTS: 1 (513,572 SQ.FT.)

LEGAL DESCRIPTION:
13.36 ACRES OF LAND OUT OF THE S. DARLING SURVEY NO. 102,
ABSTRACT NO. 232, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A
CALLED 49.771 ACRE TRACT OF LAND CONVEYED TO CIELO AUSTIN
DEVELOPMENT, LLC, IN DOCUMENT NO. 2017169129, OF THE OFFICIAL
PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	38.38	25.00	N71°51'45"E	34.72	24.13	87°57'39"
C2	220.64	530.00	S39°48'30"W	219.05	111.94	23°51'09"
C3	166.85	470.00	N41°33'52"E	165.98	84.31	20°20'24"
C4	38.38	25.00	S16°05'54"E	34.72	24.13	87°57'39"
C5	195.66	470.00	S39°48'30"W	194.25	99.27	23°51'09"
C6	188.14	530.00	N41°33'53"E	187.16	95.07	20°20'22"

Line Table		
Line #	Length	Direction
L1	5.79	N31°23'42"E
L2	17.33	N31°23'42"E

CIELO AUSTIN DEVELOPMENT, LLC
(REMAINDER OF 49.771 ACRES)
DOC. 2017169129

WEST PFLUGERVILLE PARKWAY
(120' R.O.W.)

TC/F ROUND ROCK, LP
(21.455 ACRES)
DOC. 2020006019

LOT 1
11.79 ACRES

DRAINAGE UTILITY
AND ACCESS ESMT.
DOC NO
2008172703
PART 2
(0.034 ACRES)

S62°07'05"E 592.07'

EXISTING 4' SIDEWALK

SOCRATES DARLING SURVEY NO. 102,
ABSTRACT NO. 232

JAMES CASPER SURVEY NO. 103,
ABSTRACT NO. 2538

LOT 1,
BRANSON SOUTH
DOC. 201600295

SHEET NO. 1 OF 2

Carlson, Brigance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

Civil Engineering	Surveying
5501 West William Cannon	Austin, Texas 78749
Phone No. (512) 280-5160	Fax No. (512) 280-5165

PATH-J: \AC2004LP\4962\SURVEY\PLAT CIELO NORTH.dwg

FINAL PLAT OF CIELO NORTH PHASE 1

STATE OF TEXAS:
COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS: THAT JAMES GRESSETT, ACTING HEREIN BY AND THROUGH CIELO AUSTIN DEVELOPMENT, LLC, AUTHORIZED AGENT, BEING THE OWNER OF THE REMAINDER OF 49.771 ACRES OF LAND OUT OF THE S. DARLING SURVEY No. 102, ABSTRACT No. 232, SITUATED IN TRAVIS COUNTY, TEXAS, BEING THE REMAINDER OF A CALLED 49.771 ACRE TRACT CONVEYED TO CIELO AUSTIN DEVELOPMENT, LLC, DOCUMENT NUMBER 2017169129, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 13.36 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS

"FINAL PLAT OF CIELO NORTH PHASE 1"

AND DOES HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND, THIS THE _____, DAY OF _____, 20____, A.D.

JAMES GRESSETT, MANAGER
CIELO AUSTIN DEVELOPMENT, LLC
2414 EXPOSITION BLVD., SUITE D-210
AUSTIN, TEXAS 78703

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES GRESSETT, MANAGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____, A.D.

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

APPROVED THIS THE _____ DAY OF _____, 20____ BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY OF PFLUGERVILLE.

PAT EPSTEIN, CHAIRPERSON
PLANNING AND ZONING COMMISSION

THIS PLAT REFLECTS THE APPROVAL GRANTED BY THE PLANNING AND ZONING COMMISSION ON THE DATE INDICATED ABOVE.

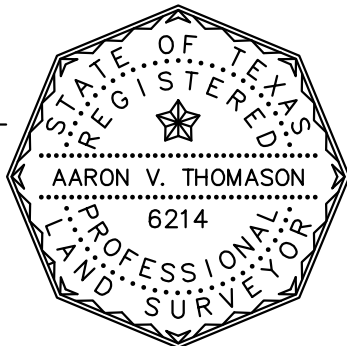
EMILY BARRON, PLANNING DIRECTOR

ATTEST: _____
KAREN THOMPSON, CITY SECRETARY

STATE OF TEXAS:
KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS:

THAT I, AARON V. THOMASON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND, AND THAT ALL CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF PFLUGERVILLE, TEXAS CODES AND ORDINANCES AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.

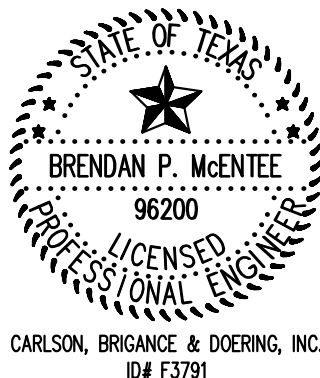
SURVEYED BY: _____ DATE: _____
AARON V. THOMASON, RPLS # 6214
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
AARON@CBDENG.COM



ENGINEER'S FLOOD PLAIN CERTIFICATION

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION, FIRM PANEL NO. 48453C0260J, DATED AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS.

ENGINEERING BY: _____ DATE _____
BRENDAN P. McENTEE, P.E. NO. 96200
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749



PLAT NOTES:

1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
2. WATER AND WASTEWATER SHALL BE PROVIDED BY SWWC UTILITIES (WINDERMERE UTILITY COMPANY). NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
3. A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ALONG BOTH SIDES OF WEST PFLUGERVILLE PARKWAY AND JAZZ STREET.
4. EASEMENT(S) DEDICATED TO THE PUBLIC BY THIS PLAT SHALL ALSO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL PER ORDINANCE NO. 1206-15-02-24. THE GRANTOR [PROPERTY OWNER(S)], HEIRS, SUCCESSORS AND ASSIGNS SHALL RETAIN THE OBLIGATION TO MAINTAIN THE SURFACE OF THE EASEMENT PROPERTY, INCLUDING THE OBLIGATION TO REGULARLY MOW OR CUT BACK VEGETATION AND TO KEEP THE SURFACE OF THE EASEMENT PROPERTY FREE OF LITTER, DEBRIS, AND TRASH.
5. NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT EXCEPT AS APPROVED BY THE CITY.
6. THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR THE PLACEMENT, CONSTRUCTION, INSTALLATION, REPLACEMENT, REPAIR, MAINTENANCE, RELOCATION, REMOVAL, OPERATION AND INSPECTION OF SUCH DRAINAGE AND UTILITY FACILITIES, AND RELATED APPURTENANCES.
7. A SIX (6) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF JAZZ STREET.
8. STREETLIGHTS SHALL BE INSTALLED AND IN FULL WORKING ORDER WITH THE PUBLIC IMPROVEMENTS. ALL STREETLIGHTS SHALL BE IN CONFORMANCE WITH ALL CITY OF PFLUGERVILLE ORDINANCES INCLUDING BUT NOT LIMITED TO BEING DOWNCAST AND FULL CUT OFF TYPE.
9. THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES OR TECHNICAL MANUALS RELATED TO TREE PRESERVATION PER CITY ORDINANCE # 1203-15-02-24 AND CITY RESOLUTION # 1224-09-08-25-8A.
10. A PARKLAND DEDICATION FEE IN-LIEU AND PARK DEVELOPMENT FEE HAVE BEEN PAID FOR 106 UNITS FOR A TOTAL FEE AMOUNT OF \$153,348.40. IF MORE THAN 106 UNITS ARE BUILT ON SITE, ADDITIONAL PAYMENT OF PARKLAND DEDICATION FEE IN-LIEU AND PARK DEVELOPMENT FEE SHALL BE PAID TO THE CITY OF PFLUGERVILLE AND CALCULATED AT A RATE REQUIRED BY ORDINANCE # 1203-15-02-24.
11. THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO WINDERMERE. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS SHALL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
12. THIS SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
13. ALL ELECTRIC UTILITY INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO TELEPHONE, CABLE TELEVISION, ELECTRIC UTILITY LATERAL AND SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL, AS AMENDED.
14. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF PFLUGERVILLE.
15. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
16. ALL PROPOSED FENCES AND WALLS ADJACENT TO INTERSECTING PUBLIC ROADWAY RIGHT-OF-WAY OR ADJACENT TO PRIVATE ACCESS DRIVES SHALL BE IN COMPLIANCE WITH THE SITE DISTANCE REQUIREMENTS OF THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL, AS AMENDED.
17. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
18. THIS PROJECT HAS BEEN APPROVED TO PARTICIPATE IN THE CITY OF AUSTIN'S GILLELAND CREEK WATERSHED REGIONAL STORMWATER MANAGEMENT PROGRAM IN AN APPLICATION IDENTIFIED BY THE CITY OF AUSTIN AS GIL RS-_____. A FEE IN THE AMOUNT OF \$14,158.00 HAS BEEN PAID TO THE CITY OF AUSTIN IN ACCORDANCE WITH THE RESTRICTIVE COVENANT FOUND IN VOLUME 10853, PAGE 834 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.
19. THIS SUBDIVISION IS SUBJECT TO THE CONDITIONS, COVENANTS, AND RESTRICTIONS RECORDED IN DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

STATE OF TEXAS:
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____ A.D. AT _____ O'CLOCK ____M., PLAT RECORDS OF SAID COUNTY AND STATE AS DOCUMENT NUMBER _____, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____, 20____ A.D.
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

FILED FOR RECORD AT _____ O'CLOCK ____M., THIS THE _____ DAY OF _____, 20____ A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

SHEET NO. 2 OF 2



PATH-J: \AC2004LP\4962\SURVEY\PLAT CIELO NORTH.dwg

LEGAL DESCRIPTION:

13.36 ACRES OF LAND OUT OF THE S. DARLING SURVEY NO. 102, ABSTRACT NO. 232, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 49.771 ACRE TRACT OF LAND CONVEYED TO CIELO AUSTIN DEVELOPMENT, LLC, IN DOCUMENT NO. 2017169129, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.